
**CITY OF MIDDLETOWN
REDEVELOPMENT AGENCY**

MINUTES

February-15-2005

Present

H. NOVICKI
G. DALEY
J. ALEXANDER
S. SHAPIRO
P. BUSARI
J. TINE
M. LONG
L. RUSSO
S. GIONFRIDDO
J. ROBINSON
F. GANGULI

Absent

R. SANTANGELO
J. MAKROGIANIS
J. FORTUNA
W. DREAHER

Also Present

P. PATTON
L. BREWSTER
R. ROSENTHAL
W. WARNER
J. WILLIAMS
M. TAYLOR
G. FITZPATRICK

Hank Novicki called the meeting to order at 5:30 PM.

Hank Novicki moved to review the minutes from the previous meeting. Stephen Gionfriddo motioned to approve the minutes. Gerald Daley seconded and the motion passed unanimously.

First, William Warner presents an update on North End Redevelopment project, specifically the discussions between the Richman Group and Broadpark. David Mesite presented an update of the Croskey conceptual plan and possible variations. Stephen Gionfriddo expresses concerns about changes to the Richman Plan. Discussion ensues. Gerald Daley questions the Richman Group's CHFA application's prospects. William Warner and Pam Mikusova reply with the outcome from a meeting with CHFA on this project. Discussion ensues. Peter Patton in concerned about lack of debate and dialogue. Rob Rosenthal asked if this project will be an improvement, questions available money and the role of the Housing Authority. Grady Fitzpatrick stated that the CHFA application should be submitted. Michael Taylor comments on 38 Ferry Street and possible problems. The Agency ends discussion with out any motions.

Second, William Warner presented proposed City Ordinance amendment that would give Middletown's Commission on the Arts an advisory role if questions of art need to be answered. Stephen Gionfriddo moves that Redevelopment not be in favor of the proposal. Stephen Shapiro seconded and the motion passed with eight in favor, zero against, and two abstentions.

Third, William Warner presented the recent decision against the City concerning our appeal the arbitrated settlement. Discussion ensues. The Agency suggests that the YMCA needs to do the approved "Plan" very quickly or the Agency will need to take recourse. Furthermore, Middlesex Hospital should be informed about the Agency's position.

Fourth, Hank Novicki feels that he does not wish to be chair. Nominations are received from the Agency. Stephen Gionfriddo nominated John Robinson for Chair and Gerald Daley for Vice Chair. This nomination is seconded by Joe Tine and the nominations are approved unanimously.

There being no further business, the meeting adjourned.

Respectfully submitted,

Michiel Wackers, Community Development Specialist